

CHAPTER 5 SPECIAL PURPOSE DISTRICTS

secs

500	General Provisions (SP)
501	Uses as a Matter of Right (SP)
502	Accessory Uses (SP)
503	Chanceries
504	[Reserved]
505	Parking Lots (SP)
506	Parking Garages (SP)
507	Collages and Universities (SP)
508	office Uses (SP)
509	Utilities (SP)
510	Accessory Parking Spaces (SP)
511	[Reserved]
512	Hotels and Inns (SP)
513	Community-Based Residential Facilities (SP)
514	Antenna, Commercial Broadcast (SP)
515	Antenna, Other Than Commercial Broadcast Antenna (SP)
516	Clerical and Religious Group Residences (SP)
517	Church Program (SP)
518 - 529	[Reserved]
530	Height of Buildings or Structures (SP)
531	Floor Area Ratio (SP)
532	Percentage of Lot occupancy (SP)
533	Residential Recreation Space (SP)
534	Rear Yards (SP)
535	Side Yards (SP)
536	Courts Yards (SP)
537	Roof structures (SP)
599	Definitions

500 GENERAL PROVISIONS (SP)

- 500.1 The SP district (Special Purpose) is designed to stabilize those areas adjacent to C-3-C and C-4 districts and other appropriate areas that contain the following:
- (a) Existing apartments, offices, and institutions; and
 - (b) Mixed use buildings.
- 500.2 The major purpose of the SP district shall be to act as a buffer between adjoining commercial and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of this zone district.
- 500.3 The SP district is designed to preserve and protect areas adjacent to commercial districts that contain a mix of row houses, apartments, offices, and institutions at a medium to high density, including buildings of historic and architectural merit.
- 500.4 The SP district is divided into SP-I (medium density) and an SP-2 (medium-high density) districts. In both districts, new residential development shall be permitted

at a higher density than new office development, both to be compatible with surrounding properties.

500.5 Except as provided in chapters 20 through 25 of this title, in the SP district, no building or premises shall be used and no building shall be erected or altered that is arranged, intended, or designed to be used except for one (1) or more of the uses listed in this chapter.

500.6 On receiving an application for an approval under §§505 through 513, the Board shall submit the application to the Director of the Office of Planning for coordination, review, report, and impact assessment, along with reviews in writing from all relevant District departments and agencies, including the Department of Public Works, the Department of Housing and Community Development, and, if a historic district or historic landmark is involved, the State Historic Preservation Officer.

501 **USES AS A MATTER OF RIGHT (SP)**

501.1 The following uses shall be permitted as a matter-of-right in an SP district:

- (a) Any use permitted in any R-5 district under §§350.4 and 350.5, except a hotel;
- (b) Private school, including kindergarten, elementary, secondary trade, or any other school;
- (c) Religious reading room;
- (cl) Community center building;
- (e) Park, playground, swimming pool, or athletic field operated by a local community organization;
- (f) Ticket office;
- (g) Child/elderly development center; and
- (h) Art gallery

501.2 An artist studio shall be permitted as a matter of right in an SP district, subject to the following criteria:

- (a) All operations and storage of materials shall occur inside the building;

- (b) Sales of art work produced by the occupants of the studio shall be permitted within the studio; and
- (c) The artist may teach the art to one or more persons.

501.3 General office use, including chancery, shall be permitted in an SP District as a replacement for office use for international organization, non-profit organization, labor union, architect, dentist, doctor, engineer, lawyer or similar professional person existing and approved by the Board of Zoning Adjustment or the Zoning Commission or authorized by a validly issued certificate of occupancy prior to November 27, 1998.

502 ACCESSORY USES (SP)

502.1 The following commercial uses shall be permitted in an SP district as accessory uses and appropriate adjuncts to an apartment house or hotel, incidental to the uses permitted in this chapter; Provided, that the requirements of §§502.2 through 502.4 shall be met:

- (a) Drug stand, including soda fountain;
- (b) Perfumery shop;
- (c) Florist shop;
- (d) Barber shop;
- (e) Beauty parlor;
- (f) Pressing or tailoring establishment;
- (g) Dry cleaning or laundry pick-up station;
- (h) Cigar or news stand; and
- (i) Other similar uses.

502.2 There shall be no direct entrance to the commercial establishment from the outside of the building.

502.3 No part of the adjunct or the entrance to it shall be visible from a sidewalk.

502.4 No sign or display indicating the existence of the adjunct shall be visible from the outside of the building,

- 502.5 Mechanical amusement machines that are accessory to uses specified in §§502.1, 507, and 508, but in the case of §502.1 only as to a hotel subject to the provisions of §2501, shall be permitted as an accessory use incidental to the uses permitted in this chapter.
- 502.6 A child development home shall be permitted as an accessory use in an SP district incidental to the uses permitted in this chapter; Provided that the following requirements shall be met:

- (a) The dwelling unit in which the use is located shall be the principal residence of the caregiver; and
- (b) The use otherwise shall meet the definition of a home occupation.

502.7 Any other accessory use and accessory building customarily incidental to the uses otherwise authorized by this chapter shall be permitted in an SP district.

503 CHANCERIES (SP)

503.1 A chancery shall be a permitted use in an SP district, subject to disapproval by the Board of Zoning Adjustment in accordance with the requirements of chapter 10 of this title.

504 [RESERVED]

505 PARKING LOTS (SP)

505.1 A parking lot in existence on October 5, 1978, under approval by the Board of Zoning Adjustment, may be permitted by the Board to continue in existence for a period not to exceed twenty (20) years from the date of expiration of the Certificate of Occupancy in effect on October 5, 1978, if approved by the Board of Zoning Adjustment, in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

505.2 Each application shall be referred to the Office of Planning in accordance with the provisions of §500.6.

505.3 Each application shall be referred to the National Capital Planning Commission for review and comment.

505.4 Each parking lot shall be located and all facilities of the lot shall be designed so that they are not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions.

505.5 The present character and future development of the neighborhood shall not be affected adversely by the use.

505.6 The parking facility shall serve either residential uses or provide short-term parking for retail, service, and public facility uses, but shall not provide all-day commuter parking.

- 505.7 The Board of Zoning Adjustment shall not have authority under this section to approve the establishment of any new parking lot.

506 PARKING GARAGES (SP)

- 506.1 Parking garages shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of chapter 23 and this section.

- 506.2 Each application shall be referred to the Office of Planning in accordance with the provisions of §500.6.

- 506.3 Each parking garage shall be located and all facilities of the garage shall be designed so that they are not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions.

- 506.4 The present character and future development of the neighborhood shall not be affected adversely by the use.

- 506.5 The parking facility shall serve either residential uses or provide short-term parking for retail, service, and public facility uses, but shall not provide all-day commuter parking.

- 506.6 The parking provided shall be within eight hundred feet (800 ft.) of the use to be served, and shall be necessary to that use.

507 COLLEGES AND UNIVERSITIES (SP)

- 507.1 A college or university that is an academic institution of higher learning, including college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

- 507.2 Each application shall be referred to the Office of Planning in accordance with the provisions of §500.6.

- 507.3 The applicant shall have submitted and the Board shall have approved a plan for developing the campus as a whole.

- 507.4 The plan required in §507.3 shall show the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to, the following:

- (a) Buildings, parking and loading facilities, screening, signs, streets, and public utility facilities;
- (b) Athletic and other recreational facilities; and
- (c) A description of all activities conducted or to be conducted in the proposed facilities; and
- (d) A description of the capacity of all present and proposed campus development.

507.5 The plan required in §507.3 may provide for the interim use, for a limited period of time, of land or improved property with any use that is a proper college or university function.

507.6 The Board may approve the plan submitted in accordance with §§507.3 through 507.5, or any amendment to the 'plan, concurrent with an application for approval of a specific college or university building or use.

507.7 In approving the submitted plan, the Board shall determine that the use is located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

507.8 In approving any application for a specific college or university building or use, the Board shall determine that the proposed building or use is consistent with the approved campus plan; and further is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

508 .OFFICE USES (SP)

508.1 Construction of a new office building or construction of an addition to a building for office use, or conversion of an existing building to office use, shall be permitted in an SP District if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

508.2 Each application shall be referred to the Office of Planning in accordance with the provisions of §500.6.

508.3 The use, height, bulk, and design shall be in harmony with existing uses and structures on neighboring property.

508.4 The use shall not create dangerous or other objectionable traffic conditions.

508.5 The Board may require special treatment in the way of design, screening of buildings, accessory uses, signs, and other facilities as it shall deem necessary to protect the value of neighboring property.

509 UTILITIES (SP)

509.1 If declared necessary in the public interest by the Public Service Commission, a telephone exchange, public utility pumping station, electric substation using nonrotating equipment, or a natural gas regulator station shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

509.2 Each application shall be referred to the Office of Planning in accordance with the provisions of §500.6.

509.3 The utilities allowed in §509.1 shall be subject to requirements for setbacks, screening, or other requirements as the Board deems necessary for the protection of neighboring or adjacent property.

510 ACCESSORY PARKING SPACES (SP)

510.1 Accessory parking spaces elsewhere than on the same lot or part of the lot on which any principal SP use is permitted, except for a one-family dwelling, when the parking spaces will be established within the square in which the principal use is located, shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

510.2 Each application shall be referred to the Office of Planning and Development as specified in §500.6.

510.3 The total number of parking spaces provided for the principal use shall not exceed the minimum number of spaces required for the principal use,

510.4 It shall be considered economically impracticable or unsafe to locate the parking spaces within the principal building or on the same lot on which the building or use is permitted because of the following:

- (a) Strip zoning or shallow zoning depth;
- (b) Restricted size of lot caused by adverse adjoining ownership or substantial improvements adjoining or on the lot;
- (c) Unusual topography, grades, shape, size, or dimensions of the lot;
- (d) The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets; or
- (e) Traffic hazards caused by unusual street grades or other conditions.

510.5 The parking spaces shall be located and all facilities in relation to the parking spaces shall be designed so that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions.

511 [RESERVED]

512 HOTELS AND INNS (SP)

512.1 A hotel or inn shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

512.2 Each application shall be referred to the Office of Planning in accordance with the provisions of §500.6.

512.3 The height, bulk, and design of the hotel or inn shall be in harmony with existing uses and structures on neighboring property.

512.4 To ensure that the height, bulk, and design of the hotel or inn is in harmony with existing uses and structures on neighboring property, the Board may require special treatment in the way of design, building setbacks, screening, landscaping, sign controls, and other features as it shall deem necessary to protect neighboring property.

512.5 The approval of the hotel or inn shall result in a balance of residential, office, and hotel or inn uses in the SP district in the vicinity of the hotel or inn.

512.6 The gross floor area devoted to function rooms and exhibit space shall not exceed fifteen percent (15%) of the gross floor area of the hotel.

512.7 The hotel or inn shall be located within thirteen hundred feet (1,300 ft.) of the Central Employment Area or a Metrorail station.

512.8 The thirteen hundred foot (1,300 ft.) distance required in §512.7 shall be measured from the entrance of the hotel or inn that is closest to the main lobby and guest registration desk to the edge of the Central Employment Area or the entrance to the Metrorail station, following public rights-of-way.

512.9 The Board may require more or less off-street parking spaces and loading berths than required by chapters 21 and 22 of this title to accommodate the activities of the hotel or inn, so as to avoid unduly impacting parking or traffic on the surrounding streets.

512.10 The location and design of driveways, access roads, and other circulation elements of the hotel or inn shall be to avoid dangerous or other objectionable traffic conditions.

513 COMMUNITY-BASED RESIDENTIAL FACILITIES (SP)

513.1 Community-based residential facilities in the following subcategories shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title:

- (a) Youth residential care home or community residence facility for sixteen (16) to twenty-five (25) persons, not including resident supervisors or staff and their families, subject to the standards and requirements of §358;
- (b) Health care facility for sixteen (16) to three hundred (300) persons, not including resident supervisors or staff and their families, subject to the standards and requirements of §359;
- (c) Emergency shelter for five (5) to twenty (20) persons, not including resident supervisors or staff and their families, subject to the standards and requirements of §358; and
- (d) Youth rehabilitation home, adult rehabilitation home, or substance abusers' home for one (1) to twenty (20) persons, not including resident supervisors or staff and their families, subject to the standards and requirements of §§358.2 through 358.7 of chapter 3 of this title.

513.2 Each application filed under this section shall be referred to the Office of Planning in accordance with the provisions of §500.6.

514 ANTENNA, COMMERCIAL BROADCAST (SP)

514.1 Use as an antenna for commercial television and frequency modulation broadcasting to any height and in conjunction with the erection, alteration, or use of buildings for transmission or reception equipment on the same lot or elsewhere, shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

514.2 The proposed location, height and other characteristics of the antenna shall not adversely affect the use of neighboring property.

514.3 The antenna shall be mounted in a location which minimizes to the greatest practical degree its visibility from neighboring property and from adjacent public

space, or is appropriately screened by landscaping or other techniques so as to soften or minimize the visibility of the antenna.

- 514.4 Each part of a ground-mounted commercial broadcast antenna, including support system and guy wires, shall be removed a minimum of ten feet (10 ft.) from each lot line, or a distance of at least one-sixth ($\frac{1}{6}$) of the mounted height of the antenna, whichever is greater.
- 514.5 The proposed height of the tower shall not exceed that which is reasonably necessary to render satisfactory service to all parts of its service area.
- 514.6 No transmission equipment shall be located in a residential district, unless location in the district is necessary for technically satisfactory and reasonably economical transmission.
- 514.7 If review by the Historic Preservation Review Board or Commission of Fine Arts is required, concept review and approval shall occur before review by the Board of Zoning Adjustment.
- 514.8 No height of an antenna tower in excess of that permitted by the Act of June 1, 1910 (36 Stat. 452), as amended, shall be permitted, unless the height is approved by the Mayor.
- 514.9 Before taking final action on an application for use as an antenna tower, the Board shall submit the application to the D.C. Office of Planning for review and report.
- 514.10 The applicant shall have the burden of demonstrating the need for the proposed height, and that full compliance with the matter of right standards would be unduly restrictive, prohibitively costly, or unreasonable.

515 ANTENNA, OTHER THAN COMMERCIAL BROADCAST ANTENNA (SP)

- 515.1 An antenna, other than a commercial broadcast antenna, which is not permitted or approved pursuant to §201 of this title may be permitted as a special exception by the Board of Zoning Adjustment; Provided, that the requirements in this section are met.
- 515.2 The proposed use, location, and related conditions shall be consistent with the purposes set forth in §2520 of this title.
- 515.3 If review by the Historic Preservation Review Board or Commission of Fine Arts is required, concept review and approval shall have occurred before review by the Board of Zoning Adjustment.
- 515.4 The Board may impose conditions relating to operation, location, screening, or other requirements as it shall deem necessary to protect adjacent and nearby property, consistent with the general purpose and intent of this section.

- 515.5 The Board may require the removal of any nonconforming antenna as a condition to the approval of an antenna.
- 515.6 The location and other characteristics of the antenna shall be reasonably necessary for the intended use of the antenna.
- 515.7 The present character and future development of the neighborhood shall not be adversely affected.
- 515.8 Before taking final action on an application for use and location of an antenna, the Board shall have referred the application to the Office of Planning for review and report.

516 CLERICAL AND RELIGIOUS GROUP RESIDENCES (SP)

- 516.1 Use as residences for clerical groups and religious denominations in excess of fifteen (15) Persons shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.
- 516.2 Use as residences for clerical groups and religious denominations shall not adversely affect the use of neighboring property.
- 516.3 The amount and arrangement of parking spaces shall be adequate.

517 CHURCH PROGRAMS (SP)

- 517.1 Use for a program conducted by a church congregation or group of churches shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.
- 517.2 The part of the church program conducted on the property shall be carried on within the existing church building(s) or structure(s).
- 517.3 The operation of the program shall be such that it is not likely to become objectionable in the Special Purpose district because of noise and traffic.
- 517.4 No signs or display indicating the location of the church program shall be located on the outside of the building or the grounds.
- 517.5 Any authorization by the Board shall be limited to a period of three (3) years, but may be renewed at the discretion of the Board.

- 517.6 The operation of the program shall be such that it is not likely to become objectionable in the Special Purpose district because of noise and traffic.
- 517.7 No signs or display indicating the location of the church program shall be located on the outside of the building or the grounds.
- 517.8 Any authorization by the Board shall be limited to a period of three (3) years, but may be renewed at the discretion of the Board.

518 - 529 **[RESERVED]**

530 **HEIGHT OF BUILDINGS OR STRUCTURES (SP)**

- 530.1** Except as specified in §§530 through 537, and in chapters 20 through 25 of this title, the height of buildings or structures in an SP district shall not exceed the height set forth in the following table:

DISTRICT	HEIGHT (Feet)	HEIGHT (Stories)
SP-1	65	No Limit
SP-2	90	No Limit

- 530.2** The height of buildings or structures as specified in §530.1 may be exceeded in the instances provided in §§530.3 through 530.5.
- 530.3 Spires, towers, domes, pinnacles or minarets serving as architectural embellishments, penthouse over elevator shaft, ventilator shaft, antennas, chimneys, smokestacks or fire sprinkler tanks may be erected to a height in excess of that which this section otherwise authorizes.
- 530.4 If housing for mechanical equipment, a stairway or elevator penthouse is provided on the roof of a building or structure, it shall be erected or enlarged as follows:
- (a) It shall meet the requirements of §411;
 - (b) It shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located; and

- (c) It shall not exceed eighteen feet six inches (18 ft. 6 in.) in height above the roof upon which it is located. Mechanical equipment shall not extend above the permitted eighteen foot six inch (18 ft. 6 in.) height of the housing.

530.5 Housing for mechanical equipment, a stairway or elevator penthouse may be erected to a height in excess of that authorized in the district in which it is located.

530.6 Where required by the Act of June 1, 1910 (36 Stat. 452), a height in excess of that permitted shall be authorized by the Mayor.

531 FLOOR AREA RATIO (SP)

531.1 Except as provided in §537, the maximum permitted floor area ratio in the SP district shall be as set forth in the following table:

DISTRICT	APARTMENT HOUSE OR OTHER RESIDENTIAL USE	OTHER PERMITTED USE	MAXIMUM PERMITTED
SP-1	4.0	2.5	4.0
SP-2	6.0	3.5	6.0

531.2 The maximum permitted floor area ratio may be increased for specific applications approved by the Zoning Commission under the planned unit development process as specified in chapter 24.

531.3 In the computation of gross floor area for a hotel, guest room areas and service areas shall be charged against the floor area ratio for "Apartment house or other residential use," as specified in §531.1. Function rooms, exhibit space, and commercial adjuncts shall be charged against the floor area ratio for "other permitted use," as specified in §531.1.

531.4 For the purposes of this section, an inn or community-based residential facility shall be charged against the floor area ratio for "Apartment house or other residential use," as specified in §531.1.

532 PERCENTAGE OF LOT OCCUPANCY (SP)

532.1 In an SP district, no building, including accessory buildings, devoted to a residential use except a hotel shall occupy more than eighty percent (80%) of the lot upon which it is located.

533 RESIDENTIAL RECREATION SPACE (SP)

- 533.1 When all or a portion of a building in an SP district is devoted to a residential use other than a hotel, recreation space shall be provided.
- 533.2 The recreation space shall be safe, secure, and equipped or landscaped for the active or passive recreation use of the residents.
- 533.3 The recreation space shall be provided as specified in §§533.4 through 533.11.
- 533.4 An area equal to not less than ten percent (10%) of the gross floor area devoted to residential use shall be provided as residential recreation space.
- 533.5 Residential recreation space may be located at ground level, on or above the residential plane, on rooftops, or within a building or other structure.
- 533.6 The area of a balcony shall not be counted to satisfy the residential recreation space requirement of a building where the balcony, or portion of it, adjoins an individual residential unit and is accessible only from that unit.
- 533.7 Rooftops that contain recreation space may have a parapet wall not to exceed five feet (5 ft.) in height.
- 533.8 If any portion of a roof is to be used for residential recreation space, the roof area shall have no dimension less than twenty-five feet (25 ft.).
- 533.9 No less than fifty percent (50%) of the total residential recreation space shall be outdoors.
- 533.10 Residential recreation space shall be physically accessible to all residents of the building served by that space.
- 533.11 The floor area devoted to residential recreation space shall not be counted in determining the amount of off-street parking spaces or loading berths.

534 REAR YARDS (SP)

- 534.1 To provide adequate light, view, movement of air, and visual privacy, a rear yard shall be provided for all structures located in an SP district.
- 534.2 The rear yard shall have a minimum depth of two and one-half inches (2 1/2 in.) per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but shall not be less than twelve feet (12 ft.).
- 534.3 In an SP district, the depth of rear yard required in §§534.1 and 534.2 may be measured as follows:

- (a) Where 'a lot abuts an alley, from the center line of the alley to the rear wall of the building or other structure. A rear yard on the lot need not be provided below a horizontal plane twenty feet (20 ft.) above the mean finished grade **measured** at the middle of the rear wall of that portion of the building or other structure below the twenty foot (20 ft.) plane;
- (b) Where a lot does not abut an alley, the depth of rear yard shall be measured as specified in the definition of "rear yard," except a rear yard need not be provided below a horizontal plane twenty feet (20 ft.) above the mean finished grade measured at the middle of the rear wall of that portion of the building or other structure below the twenty foot (20 ft.) plane; and
- (c) In the case of a through lot or a corner lot abutting three (3) or more streets, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the building or other structure.

534.4 In the case of a corner lot, a court complying with the width requirements for a closed court as specified in §536.1 may be provided in lieu of a rear yard.

534.5 For the purposes of this section, the required court shall be provided above a horizontal plane beginning not more than twenty feet (20 ft.) above the curb grade opposite the center of the front of the building, and the width and area of the court shall be computed for the entire height of court.

534.6 The Board of Zoning Adjustment may waive the rear yard requirements of §534; Provided, that the objectives of this section are met in accordance with the standards provided in §§534.7 through 534.11.

534.7 No apartment window shall be located within forty feet (40 ft.) directly in front of another building.

534.8 No office window shall be located within thirty feet (30 ft.) directly in front of another office window, nor eighteen feet (18 ft.) in front of a blank wall.

534.9 In buildings that are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be considered in determining distances between windows and appropriate setbacks.

534.10 Provision shall be included for service functions, including parking and loading access and adequate loading areas.

534.11 On receiving an application for an approval under §534.6, the Board shall submit the application to the Director of the Office of Planning for coordination review, report, and impact assessment, along with reviews in writing from all relevant District departments and agencies, including the Department of Public Works, the Department of Public and Assisted Housing, and, if a historic district or historic landmark is involved, the State Historic Preservation Officer.

535 SIDE YARDS (SP)

- 535.1 Side yards shall be provided in an SP district as specified in the this section.
- 535.2 A one-family detached dwelling shall comply with the side yard requirements of an R-1 district.
- 535.3 A one-family semi-detached dwelling shall comply with the side yard requirements of an R-2 district.
- 535.4 For all other structures, no side yard shall be required but, if the yard is provided, it shall be at least two inches (2 in.) wide for each foot of height of building, but not less than eight feet (8 ft.).

536 COURTS (SP)

- 536.1 Where a court is provided for a building, or portion of a building, devoted to non-residential uses, at any elevation in the court the width of court shall be a minimum of three inches per foot (3 in./ft.) of height measured from the lowest level of the court to that elevation; Provided, that in no case shall the width of court be less than twelve feet (12 ft.).
- 536.2 In the case of a closed court under §536.1, the minimum area shall be at least twice the square of the width of court based upon the height of court, but shall not be less than two hundred fifty square feet (250 ft.²).
- 536.3 Where a court is provided for a building, or portion of a building, devoted to residential uses, at any elevation in the court, the width of court shall be a minimum of four inches per foot (4 in./ft.) of height measured from the lowest level of the court to that elevation; Provided, that in no case shall the width of court be less than fifteen feet (15 ft.).
- 536.4 In the case of a closed court under §536.3, the minimum area shall be at least twice the square of the width of court based upon the height of court, but not less than three hundred fifty square feet (350 f.s.).
- 536.5 In the case of a building devoted to both residential and non-residential uses, the minimum width and area of a court shall be computed as follows:
- (a) When the residential and non-residential uses are located on different floors of the building, the width and area requirements shall be computed for each use at the plane of each floor of the building; and
 - (b) When the residential and non-residential uses are located on the same floor of the building, the width and area requirements for that plane shall be computed based on the requirements for a residential building set forth in §§536.3 and 536.4.

- 536.6 For the purposes of this section, “residential uses” shall include dwellings, flats, multiple dwellings, hospitals, and community-based residential facilities.
- 536.7 No required opening for the admission of light and natural ventilation shall open onto a court niche where the ratio between the width of court niche and the depth of court niche is less than two to one (2/1).
- 536.8 No portion of a court niche shall be farther than three feet (3 ft.) from a point where the court niche is less than three feet (3 ft.) wide.
- 536.9 In the case of an alteration affecting the amount of light and ventilation required by other municipal law or regulation in an existing structure in the SP district, no legally required window shall be permitted to open onto a court that does not comply with the dimensions given in §§536.1 through 536.4.

537 **ROOF STRUCTURES (SP)**

- 537.1 The provisions of §411 shall also regulate roof structures in SP districts.
- 537.2 The gross floor area of roof structures permitted under this section shall not be counted in determining the amount of off-street parking as required elsewhere in this title.

599 **DEFINITIONS**

- 599.1** The provisions of §199 of chapter 1 of this title, and the definitions set forth in that section, shall be incorporated by reference in this section.